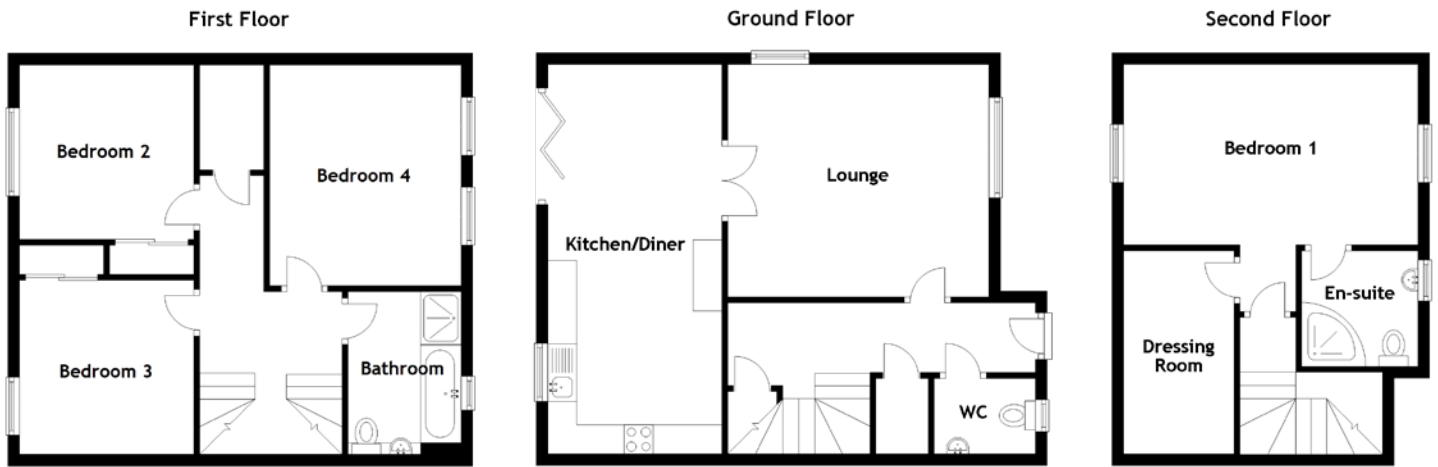


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen/Diner	6.70m (22') x 3.00m (9'10")
WC	1.75m (5'9") x 1.30m (4'3")
First Floor	
Bathroom	2.80m (9'2") x 1.95m (6'5")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 3.00m (9'10")
Bedroom 4	3.80m (12'6") x 3.30m (10'10")

Second Floor	
Bedroom 1	5.30m (17'5") x 4.25m (13'11")
En-suite	2.00m (6'7") x 1.90m (6'3")
Dressing Room	3.50m (11'6") x 1.90m (6'3")

Gross internal floor area (m²): 151m²
EPC Rating: B

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

